

**This Document Prepared By:**  
INSITE WIRELESS GROUP  
1199 N. Fairfax Street, Suite 700  
Alexandria, VA 22314

**Record and Return to:**  
Old Republic Title  
Attn: Post Closing  
530 South Main Street, Suite 1031  
Akron, Ohio 44311

Tax ID/Parcel No.: 49.6-1-7

*(space above for Recorder's use only)*

---

**GENERAL WARRANTY DEED**

**NY170 Cold Spring  
Putnam County, New York**

THIS GENERAL WARRANTY DEED is made as of the 12 day of March, 2020, by **DOUGLAS W. LOGAN**, an individual having an address of 33 Peekskill Rd., Cold Spring, NY 10516 ("Grantor") to **HOMELAND TOWERS, LLC**, a New York limited liability company ("Grantee"), having a business address of 9 Harmony Street 2<sup>nd</sup> Floor, Danbury, CT 06810.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, does hereby GRANT, SELL, WARRANT AND CONVEY unto Grantee, and to Grantee's successors and assigns, all rights, title, interest, and claim with warranty covenants in and to that certain parcel of real estate located in Putnam County, New York (the "Property Jurisdiction") legally described on Annex A attached hereto and incorporated herein by this reference, together with all improvements and appurtenances thereto (collectively "Property").

**TO HAVE AND TO HOLD**, the same, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereto belonging or in any way appertaining, forever to said Grantee, and Grantor, for itself and for its heirs, successors and assigns, does hereby covenant with Grantee and its successors and assigns, that Grantor is lawfully seized of said Property in fee simple free and clear from all liens and encumbrances, except for taxes and assessments not now due and payable and all easements, reservations, restriction and other matters of record as reflected in the official land records of the Property Jurisdiction, and any matter that would be disclosed by a current and accurate survey of the Property (collectively, the "Permitted Exceptions"). Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its successors and assigns, forever against the lawful claims of all persons subject to the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank]

## ANNEX A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING IN THE VILLAGE OF NELSONVILLE, TOWN OF PHILLIPSTOWN, COUNTY OF PUTNAM, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED THE FOLLOWING COURSES AND DISTANCES FROM THE CENTER LINE OF MOFFATT ROAD AS IT INTERSECTS THE SOUTHERLY SIDE OF HEALY ROAD; GENERALLY SOUTHWESTERLY ALONG THE CENTER LINE OF SAID MOFFATT ROAD 645.49 FEET TO A POINT ON THE CENTER LINE OF SAID MOFFATT ROAD; THENCE FROM SAID POINT ON SAID MOFFATT ROAD NORTH 76° 26' 30" WEST 229.08 FEET AND NORTH 71° 13' 41" WEST 127.95 FEET TO THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN CONVEYED; THENCE FROM SAID POINT OF BEGINNING IMMEDIATELY ABOVE DESCRIBED ALONG LANDS NOW OR FORMERLY OF O'NEIL NORTH 80° 54' 20" WEST 542.63 FEET TO LANDS NOW OR FORMERLY OF THE COLD SPRING CEMETERY ASSOCIATION SOUTH 33° 57' 10" WEST 300.29 FEET TO AN IRON BOLT; THENCE SOUTH 10° 11' 10" WEST 363.57 FEET TO A 48-INCH DIAMETER BLACK OAK TREE; THENCE NORTH 17° 44' 20" EAST 69.97 FEET TO AN IRON PIPE; THENCE SOUTH 5° 43' 00" EAST ALONG A STONE WALL 73.19 FEET; THENCE NORTH 73° 53' 00" WEST 29.14 FEET TO SAID 48-INCH DIAMETER BLACK OAK TREE; THENCE SOUTH 63° 27' 40" EAST 482.41 FEET; THENCE SOUTH 81° 51' 50" EAST 180.10 FEET TO AN IRON PIPE; THENCE ALONG LANDS NOW OR FORMERLY OF LYONS NORTH 21° 09' 40" EAST 211.16 FEET TO LANDS NOW OR FORMERLY OF CHAMPLIN; THENCE ALONG LANDS NOW OR FORMERLY OF CHAMPLIN NORTH 54° 12' 52" WEST TO AN IRON PIPE; THENCE ALONG LANDS NOW OR FORMERLY OF CHAMPLIN NORTH 28° 48' 03" EAST 510.13 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY IN COMMON WITH OTHERS OVER LANDS NOW OR FORMERLY OF O'NEIL (A PORTION OF WHICH ARE NOW OF MULVEHILL) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT AND PLACE OF BEGINNING OF THE PARCEL HEREIN-ABOVE CONVEYED AND RUNNING THENCE ALONG LANDS OF CHAMPLIN SOUTH 71° 13' 41" EAST 127.95 FEET TO A STAKE; THENCE ALONG THE BOUNDARY BETWEEN LANDS OF MULVEHILL AND CHAMPLIN SOUTH 21° 09' 40" WEST 25.22 FEET; THENCE LEAVING LANDS OF CHAMPLIN AND RUNNING THROUGH LANDS NOW OR FORMERLY OF MULVEHILL SOUTH 76° 26' 30" EAST 228.16 FEET TO THE CENTER LINE OF MOFFATT ROAD; THENCE ALONG THE CENTER LINE OF MOFFATT ROAD NORTH 23° 13' 10" EAST 25.35 FEET; THENCE LEAVING THE CENTER LINE OF MOFFATT ROAD NORTH 76° 26' 30" WEST 158.08 FEET; THENCE THROUGH LANDS OF O'NEIL NORTH 13° 33' 30" EAST 50.00 FEET; THENCE THROUGH LANDS OF O'NEIL NORTH 76° 26' 30" WEST 78.72 FEET; NORTH 71° 13' 41" WEST 129.90 FEET; NORTH 80° 54' 20" WEST 77.24 FEET AND SOUTH 9° 05' 40" WEST 50.00 FEET TO THE PREMISES HEREIN CONVEYED; THENCE SOUTH 80° 54' 20" EAST 77.24 FEET TO THE POINT OR PLACE OF BEGINNING.

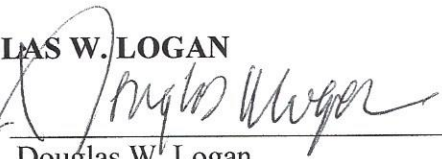
TAX I.D. NUMBER: 49.6-1-7

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS W. LOGAN, GRANTEE, FROM EVELYN ROACH LOGAN, GRANTOR, BY DEED RECORDED 03/04/1976, AS BOOK 733, PAGE 697 OF THE COUNTY RECORDS.



IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first written above.

**DOUGLAS W. LOGAN**

Signed:   
Douglas W. Logan

State of New York

County of Putnam ~~Westchester~~

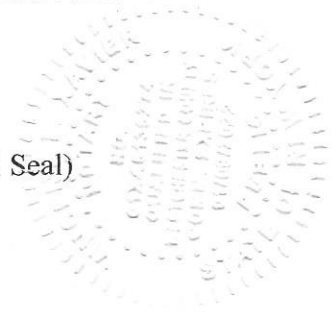
I, the undersigned Notary Public in and for said County, in said State, hereby certify that Douglas W. Logan, who is known to me, or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, acknowledged before me on this day that he voluntarily executed the same in his authorized capacity, and that by his signature on the instrument the person, executed the instrument on this day.

I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(Affix Notarial Seal)



Print Name: VINCENT L. XAVIER  
NOTARY PUBLIC-STATE OF NEW YORK

My Commission Expires: No. 01XA6136274  
Qualified in Westchester County

Commission No.: My Commission Expires 01-09-2022